

City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

Chair Planning & Zoning Commission City of Bryan, Texas

a weren lacQueen. County Steak in and for said rounty, so sereby certify that this plot together with

APPROVAL OF THE CITY PLANNER

i, the undersighed, City Pionner analor designated Secretary of the Proming and Jaming Commission as the City of Bryan, terefy certify that the plan is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ______ day of ___________. 2008

City Promer City of Bryon, Sexos

: BEARINGS BASED ON THE PLAT CALL BEARINGS OF MCOV'S - COLE SUBDIVISION, PHASE Y ACCORDING TO THE PLAT RECORDED IN VOL. 2445, PC. 153, DT D46 OFFICIAL RECORDS OF BRAZOS COUNTY, YEXAS:

2 CURRENT TITLE APPEARS VESTED IN FIVE AGS INVESTMENTS, LLC., BY VIRTUE OF THE DEED RECORDED IN VOL. 8183, PC. 170 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

3 THE SUBJECT TRACT DOES NOT LE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOW FLOOD INSTRUMENT ARE MAP PAPEL NO. 0154 C. COMMITTINO. 4800B2, MAP NO. 480410134C, EFFECTIVE DATE JULY 2. 1980.

A ACCESS EASEMENT - TED WEMENSON, REC. VOL. 570, PC. 435, HANNE NO DEFINED LOCATION (ELANEET). THIS EASEMENT BEING ACRISS THE O.269 ACRES THAT AT THE ROBENMENT COPINE OF SUBJECT FARCT AND HAS A CURB CUT ON FM. 158, DIAS ACRES THAT SHE POR THE EMBERT OF TOO WEARSON, NO. BUT ALL THE 0.269 ACRE TRACT IS NOW OWNED BY THE WINNISON. THUS MAKING THIS EASEMENT WARRESCENSON.

F.M. NO. 158 RIGHT OF WAY:

THIS PLAT UPILIZES AND CONFIRMS THE OPIGINAL RIGHT OF WAY LINE FOR F.M. NO. 158 (cd. 1947)

AS ESTABLISHED BY THE PLAT OF MCCOYS-COLE SUBDIANSIN-PHASE I (2445)(133). A PHASE 2 (2483/149). THIS OPIGINAL RIGHT OF MAY LINE LESS APPROVAMENTELY 3 FEET MORTH OF 14TL "ORIGINAL" RIGHT OF WAY LINE AS SHOWN ON 1976 RIGHT OF WAY MARE FOR THE WIDEDWING OF F.M. NO. 158 (co. 1999). THIS CAUSES A 2.70 FOOT JOS GRO GRESTEL AT THE LEAST END OF THE 151 METES CALL (S. BYDG'120'E ~ 221.31') OF THIS SURVEY THIS 2.70' JOS GREFESELTS A THE OFTEN THE SURVEY THIS 2.70' JOS GREFESELTS A THE HART HAS SHOWN ON THE NEW RIGHT OF WAY LINE OF SHOWN THE OFTEN THE SURVEY THIS CAUSES AS SHOWN ON THE PLANS FOR THE WISCHMING OF FIRM WICH THE NEW RIGHT OF WAY LINE BECAUS AS SHOWN ON THE PLANS FOR THE WISCHMING OF FIRM NO. 158 (ca. 1995). FROM THIS POINT ESTWARD, THIS SURVEY HOURS THE RIGHT OF WAY PLANS (ca. 1995).

E CURRENT ZONING, COMMERCIAL - C-2

7 THIS SURVEY WAS CONDUCTED WITH THE BEREFE OF A COMMITMENT FOR THEE HISURANCE ISSUED BY UNIVERSITY THEE COMPANY, OF NO BOOZIGE E EFFECTIVE DATE: JULY 30, 2007. TO WIT THE CRELDWING COMMENTS RELATED TO SCHEDULE. "9" OF SHID COMMITMENT

c) 20 WIDE ELECTRICAL RASEMENT - CITY OF BRYAN - VOL. 98, PC 357, HARMO, NO BETHED LICICATION (BLANKET) NO EVENDENCE WAS FOUND ON THE SUBJECT TRACT OF AN ELECTRIC LINE HARMOS BEEN MESTALED ON OR NEAR THE OATE OF THE BUSINEMENT (1937), TH EASTMANT IS NOT APPLICABLE TO THE SUBJECT TRACT AND IS NOT

e.) PIPELINE EASEMENT - HUMBLE PIPELINE CO., VOL. 48, PG. 58, 1649AN, NO DETINED WIDTH HOR LOCATION (GLANKET). THIS EASEMEN' CONTAINS NO PLOTTABLE DATA AND CANNOT BE SHOWN.

50 WOE PIPELINE EASEMENT - EXXON PIPELINE CO (FORMERLY HUMBLE PRECINE CO), VOL 351, PC. 476. HAVBNS A DEFINED LOCATION, THIS CASEMENT DEFINES A PORTION OF THE BLANKET EASEMENT (46/58). THIS EASEMENT AFFECTS SUBJECT TRACT AND SHOWN NEEDON ADJACENT TO MOSTHESTS LINE OF SUBJECT TRACT

• 50° WIDE PIPELINE EASEMENT — DYXON PIPELINE CO. VOL 730, PG 275, HAVING A DEFINED LOCATION. THIS EASEMENT OFFINES A PORTION OF THE BLANKET BASEMENT (487/58). THIS EASEMENT ATTECTS SUBJECT TRACT HOM IS SHOWN HEREON IN THE NOTHERST PORTION OF SUBJECT TRACT, IT IS RECOMMENDED THAT EXXON MORBLE BE CONTACTED TO DETERMINE CHART LICADION OF PRELIBELS). THERE APPEARS TO BE AT LEAST 3 PRELIADS WITHIN HIS CASCANT ACROSS SUBJECT PROPERTY THEY ARE MARKED DYYON-MOBELE, CENESIS AND HOWELD.

1) 100 WIDE ELECTRICAL EASEMENT - GULF STATES UTILITIES CO., YOL 130, PG. 411. HANNIG A DEFINED LICATION. THIS EASEMENT AFFECTS SUBJECT TRACT AND IS SHOWN HEREON IN THE NORTHEAST CORNER OF SUBJECT TRACT.

VARIABLE WIDTH ELECTRICAL EASEMENT - CRY OF BRYAN, VOL. 315. PG. 809, HAWING A GEFINED LOCATION, THIS EASEMENT AFFECTS SUBJECT TRACT AND USS ADJACENT TO F.M. NO. 158 AND IS SHOWN HEREON.

15' WIDE PUBLIC UTILITY EASEMENT - CITY OF BPYAN - VOL 817. PG. 608, HAWAK A DEFINED LOCATION ADJACEM TO THE SOUTH RIGHT OF WAY LINE OF FM. 158: THIS EASEMENT IS APPLICABLE TO THE SUBJECT TRACT AND IS SHOWN HEREOM.

10' WIDE ELECTRICAL EASEMENT - CITY OF BRYAN, VOL 1763, PO. 342, MANNO A DETREED LOCATION THIS EASEMENT AFFECTS SUBJECT TRACE ARE SHOWN PREFERS. THE EASEMENT ADDRESS THE WESTERLY LINE OF THE EXOON PIPELINE EASEMENT SHOWN HEREON

15' WIDE PUBLIC LITELTY EXSEMENT - CITY OF BRYAN, VOL. 817, PG 506, HAVNIC & DEFINED LOCATION 1HS EXSEMENT AFFECTS SUBJECT TRACT AND IS SHOWN HEREON AT THE NORTHWEST CORNER OF SUBJECT TRACT.

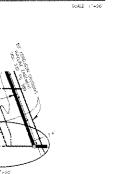
L) 25' WIDE ELECTRICAL EASEMENT - CITY OF BRYAIN, VOL 3:28, PG 55, HAVING A DETINED LOCATION. THIS EASEMENT AFFECTS SUBJECT TRACT AND IS SHOWN HEREON ADJUNCTION FM. NO. 158. (H) 100" MIDE ELECTRICAL EXSENENT - GLAF STATES UTBITIES CO., VOL. 130, PG. 412, HAWING A DEFINED LOCATION. THIS EASEMENT AFFECTS SUBJECT TRACT AND IS SHOWN REPERN.

n) 20' WIDE WIXON WATER SUPPLY CORP. EASEMENT - VOE. 309. PG. 230. HAVING NO DEFINED LOCATION (GLANKEY). IT IS RECOMMENDED THAT WORN WATER SUPPLY CORP. BE CONTACTED TO DETERMINE IF THIS EASEMENT IS APPLICABLE TO THE SUBJECT TRACT THIS DESEMENT IS NOT SHOWN AFFECT.

o) 29' WIDE ELECTRICAL EASEMENT - CITY OF BRYAN - VOL. 316, PC 199. HAVRSC A DEFINED LOCATION THIS EASEMENT HAS BEEN POSITIONED AS BEING 20' SOUTH OF THE ENSTRUCE ELECTRIC LINE JAMP 9' HOSTH OF SAID LAWE, LOCATED NEAR THE HORTHEAST CORNES OF THE SUBJECT TRACT, THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON

p.) VARIABLE WIDTH PURLIC UTLITY SASEMENT - CITY OF BRYAN, VOL. 817. PC. EGA, HAVING A DEFINED LOCATION. THIS EASEMENT AFFECTS SUBJECT TRACT AND IS SHOWN HEREON AT THE NORTHEAST CORNER OF SUBJECT TRACT.

q) 25' WIDC ELECTRICAL EASEMENT - CITY OF STYAN, VOL. 3012, PG 53, HAVING A DEFINED LOCATION. THIS EASEMENT AFFECTS SUBJECT TRACT AND IS SHOWN HEREON.



INSET "C"

INSET "A"

S & Kling, Recistered Professional Land Suneyor No. 2003. the State of Tevas, needly verify that the plat is the and correct and was prepared from an action survey of the property and that property and the property and that property and the property a subdivisión wá describe a crosed sélamenta forma

BOONVILLE TOWN CENTER

FINAL PLAT

18.51 ACRE TRACT

JOHN AUSTIN SURVEY, A-2 BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

FIVE AGS INVESTMENTS, ELC 809 UNIVERSITY DR., STE. IGIA COLLEGE STATION, TX 77840 979.268.2000

SHEET 2 OF 2 SCALE: 1"=60" JANUARY, 2008

KLING ENGINEERING & SURVEYING

S M King, RALS No 3003 4:01 TEXAS AV + P.O. BOX 4234 + BRYANTEXAS + PH 979/846-62:1

INSET "B"

Notery Public Brooks County, Texas

Deen under my hond and seed of strick this social day of security seed 2508